052.0	0002	0003.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,634,000 /	2,634,000
					USE VALUE:	2,634,000 /	2,634,000
					ASSESSED:	2,634,000 /	2,634,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHEATLEY REAL ESTATE LLC
Owner 2:	
Owner 3:	
Street 1:	24 MILL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHEATLEY JOHN L JR TR -
Owner 2:	WHEATLEY FAMILY TRUST -
Street 1:	24 MILL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 24,227 Sq. Ft. of land mainly classified as Hardware with a Store Building built about 1926, having primarily Brick Exterior and 20740 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
321	24227.000	1,714,900	3,300	915,800	2,634,000
Total Card	0.556	1,714,900	3,300	915,800	2,634,000
Total Parcel	0.556	1,714,900	3,300	915,800	2,634,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 127.00 | /Parcel: 127.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35900
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 052.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	321	FV	1,714,700	3300	24,227.	900,800	2,618,800	2,618,800	Year End Roll	12/18/2019
2019	321	FV	1,631,300	3500	24,227.	840,800	2,475,600	2,475,600	Year End Roll	1/3/2019
2018	321	FV	1,615,100	3500	24,227.	750,700	2,369,300	2,369,300	Year End Roll	12/20/2017
2017	321	FV	1,615,100	3500	24,227.	660,600	2,279,200	2,279,200	Year End Roll	1/3/2017
2016	321	FV	1,615,100	3500	24,227.	495,400	2,114,000	2,114,000	Year End	1/4/2016
2015	321	FV	1,448,300	3600	24,227.	450,400	1,902,300	1,902,300	Year End Roll	12/11/2014
2014	321	FV	1,448,300	3600	24,227.	450,400	1,902,300	1,902,300	Year End Roll	12/16/2013
2013	321	FV	1,448,300	3600	24,227.	450,400	1,902,300	1,902,300		12/13/2012

!4316!

PRINT

Date	Time
12/10/20	19:21:03

LAST REV

Date	Time
11/18/19	11:56:05
jorourke	
4316	

USER DEFINED

Prior Id # 1:	35900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHEATLEY JOHN L	01551-51	1	10/29/2019	Convenience	100	No	No		
	1024-168		12/1/1986		1,200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	227		1,500					
7/13/2017	811	Re-Roof	60,000	C				
12/4/2013	1761	Renovate	29,000	O				
1/3/2006	7	Inter Fi	43,000			G7	GR FY07	RELOCATE BTH & OFF
6/13/2005	517	Manual	6,500					partitions install
7/6/1999	393	Manual	20,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	PH	Patrick H
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/19/2009	Meas/Inspect	197	PATRIOT
5/4/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
321	Hardware		24227		Sq. Ft.	Site		0	30.5	1.24	CA									915,822						915,800	

Total AC/HA: 0.55618 | Total SF/SM: 24227 | Parcel LUC: 321 | Hardware | Prime NB Desc: COMM AVG | Total: 915,822 | Spl Credit | Total: 915,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	12 - Concrete	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		24.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.89601535
Const Adj.:	1.05604875
Adj $ / SQ:	94.624
Other Features:	46810
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2271454
Depreciation:	556506
Depreciated Total:	1714947

COMMENTS

SHATTACKS ACE HARDWARE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

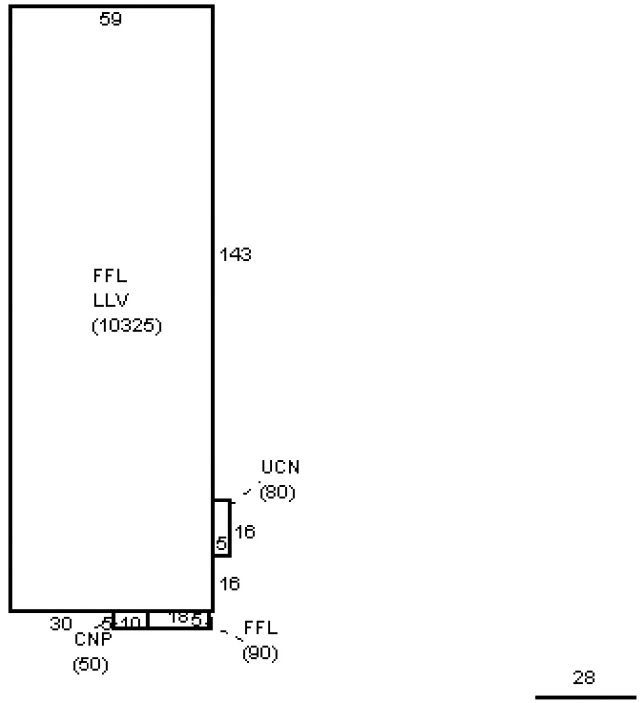
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	114.49
Special Features:	0	Val/Su Net:	82.17
Final Total:	1714900	Val/Su SzAd	164.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	10,415	90.840	946,084
LLV	Lower Level	10,325	85.160	879,290
UCN	Canopy	80	23.520	1,882
CNP	Canopy	50	63.360	3,168

Net Sketched Area:	20,870	Total:	1,830,424
Size Ad	10415	Gross Are	20870	FinArea	20740
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	WHS	40	A	
LLV	100	AFB	100		1

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1200	A	AV	1980	4.00	T	31.2	321			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc